



SENT TO COUNCIL:

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## Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Leslye Corsiglia  
Stephen Haase  
Sara Hensley

**SUBJECT:** SEE BELOW

**DATE:** February 5, 2004

Approved

Date

2.9.04

**COUNCIL DISTRICT:** Various  
**SNI AREA:** Various

### INFORMATION

**SUBJECT: PARKLAND ACQUIRED BY THE CITY UNDER THE PARKLAND DEDICATION ORDINANCE AND PARK IMPACT ORDINANCE**

District 9 Councilmember Judy Chirco requested a list of parks and park improvements in her district that were being developed in conjunction with new housing developments. This informational memorandum provides a list of parkland acquired throughout the City under the Parkland Dedication Ordinance ("PDO") and Parkland Impact Ordinance ("PIO").

### BACKGROUND

Residential development projects throughout the City are required under the PDO, adopted in 1988 and the PIO, adopted in 1992, to either dedicate land for a park or pay a fee in lieu of the parkland dedication. The parkland fees are deposited into a parkland trust, which is expended solely for development or renovation of neighborhood and community-serving parks or the neighborhood and community-serving elements of regional parks to serve the subdivision for which the fees were paid. Affordable housing developments are exempt from the PDO/PIO fees. However, under an agreement between the Redevelopment Agency and the City, the Redevelopment Agency pays for park or park fee requirements under the PDO/PIO on behalf of the affordable housing development projects. This agreement will expire on June 30, 2004.

### ANALYSIS

To date, 34 residential development projects have dedicated land through the PDO/PIO, resulting in approximately 124 acres of land for parks. Please refer to the attachment, which provides further detail on each housing development and the respective park.

HONORABLE MAYOR AND CITY COUNCIL

February 5, 2004

**Subject: PARKLAND ACQUIRED BY THE CITY UNDER THE PARKLAND DEDICATION  
ORDINANCE AND PARK IMPACT ORDINANCE**

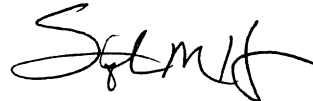
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**COORDINATION**

This report has been prepared by the Housing Department, Department of Planning, Building and Code Enforcement and the Department of Parks, Recreation and Neighborhood Services.



LESLEYE CORSIGLIA  
Director of Housing



STEPHEN HAASE  
Director of Planning, Building and Code  
Enforcement



SARA HENSLEY  
Director of Parks, Recreation  
and Neighborhood Services

Attachment



# Neighborhood Turnkey Parks and PD...IO Purchases and Land Dedications Program History

Site	Acres	Parkland Agrt. Date/Grant Deed	Agreement Type	Agreement Date	Project Acceptance/ Finish Date	Developer /Proj. Name	Location	CD
Alamden Winery Offices/site	1.60	agrt Oct 91	Agreement	Oct-91	<i>not applicable</i>	Dividend Homes	se/c Chambertin Dr/Treviso Ave	10
Metcalf Park (lease w/ Co.)	6.20	agrt Sep 91	Agreement	Sep-91	WIN 94	Kaufman & Broad	nly Metcalf & Monterey Rds	2
Avenida Espana Park	1.00	deed Feb 92	Deed	Feb-92	FALL 97	Pinn Bros.	c/ Avenida Espana & Downs Dr	2
Waterford Park	3.00	deed May 94	Deed	May-94	SPR 94	AM Homes et al/Waterford	c/ Vista Park & Sandpebble Drs	7
Hester Mini Park	0.40	agrt Aug 94	Agreement	Aug-94	SPR 96	Summerhill Homes	c/ Dana & Naglee Aves	6
Branham Lane	--	<i>not available</i>	Not Available		<i>not available</i>	Kaufman & Broad	c/ Branham Ln & Tupolo Dr	9
Cathedral Oaks	16.80	deed Jun 95	Deed	Jun-95	<i>not applicable</i>	Shapell Homes/Country View Estates	nr Almaden Expwy & Almaden Rd	10
George Page Park	4.00	agrt Sep 95	Agreement	Sep-95	SPR 99	Kaufman & Broad	c/ Santa Teresa Blvd & Miyuki Dr	2
Almaden Winery Tot Lot	0.50	<i>not available</i>	Not Available		SPR 98	New Cities Devel.	c/ Chamberton & Touraine Drs	10
Basking Ridge (Levin site)	8.00	agrt Feb 96	Agreement	Feb-96	SUM 99	Shea Homes/Basking Ridge	Chelsea Crossing n School House Rd	2
Zolezzi (Thunderbird site)	2.00	agrt May 97	Agreement	May-97	SPR 99	Barry Swenson	c/ King Rd & Hermocilla Wy	5
Palmia (old Oakridge GC)	4.00	agrt Jun 97	Agreement	Jun-97	SUM 99	Brookfield Homes	c/ Palmia & Primrose Drs	2
Santana Park	--	--			SUM 99	Citation Homes	Monroe & Tisch Wy	6
Bernal Park expansion	3.00	deed Jun 98	Deed	Jun-98	<i>proj in progress</i>	J. Heberlein LLC	ne/c 7th & Mission Sts	3
Rubino Park	3.30	agrt Apr 98	Agreement	Apr-98	WIN 00	Kaufman & Broad	near Hillsdale Ave & Guadalupe R.	6
Canoas Park expansion	1.70	agrt Apr 98	Agreement	Apr-98	TBD	Kaufman & Broad	at Canoas Park and school site	6
Moitozo Park	5.00	agrt Apr 00	Agreement	Apr-00	TBD	Irvine Apt. Communities	near 1st St & Baypointe Dr	4
Alviso Park expansion	3.30	agrt Apr 00	Agreement	Apr-00	TBD	Irvine Apt. Communities	near 1st St & Baypointe Dr	4
The Ranch/SC Linear Park	5.10	agrt May 00	Agreement	May-00	TBD	Lyon Homes/ The Ranch @ Silver Crk	near Yerba Buena & Old Silver Crk Rd	8
Chelmers site	6.70	agrt May 00	Agreement	May-00	TBD	Ryland/Summerhill Homes	Yerba Buena & Silver Crk Linear Park	8
Cortese park site	1.00	agrt Dec 00	Agreement	Dec-00	TBD	Brookfield Madison LLC	Falls Crk Dr near Christian Dr	8
Cahill Park/Avalon	1.00	agrt Feb 01	Agreement	Feb-03	TBD	Avalon Bay	Wilson Ave & W San Fernando St	6
Claitor property purchase	4.00	<i>not available</i>	Not Available	Not Available	<i>not applicable</i>	Chelmers et al	Silver Creek LP near picnic/meadows	8
Hillstone Neigh Park	1.00	<i>not available</i>	Not Available	Not Available	TBD	Greenbriar	Larkspur Canyon Dr opp Stoney Crk PI	8
Hillstone hillside/open space	35.00	<i>not available</i>	Not Available	Not Available	<i>not applicable</i>	Greenbriar	Larkspur Canyon Dr opp Stoney Crk PI	8
Curci/St Elizabeth site	0.50	agrt Feb 02	Agreement	Feb-03	TBD	DeAnza Properties	se/c Curci & St Elizabeth	6
Rosemary Gardens Park	1.30	agrt Apr 02	Agreement	Apr-03	TBD	EOP-Skyport Land LLC	Sonora Ave near Forrestal Ave	3
Cahill Park/Summerhill	0.80	agrt Sep 02	Agreement	Sep-03	TBD	Summerhill Homes	San Fernando St near Sunol Ave	6
O'Connor Park (Saddlerack)	1.00	agrt Nov 02	Agreement	Nov-03	TBD	KB Home	near Auzerais & Meridian	6
Cinnabar Commons Park site	0.45	Purchase Agrt	Purchase Agrt	Oct-03	TBD	Funded by RDA	SW Corner Stockton & Lenzen	6
Cahill Park/Castle Group	1.70	agrt June 03	Agreement	Jun-03	TBD	Cahill North & South LLC	Wison Ave. & W. San Carlos Street	6
Bestor Park site acquisition	0.73	Purchased	Purchased	Not Available	TBD	Funded by RDA	SW Corner 6th & Bestor	3
Hacienda Creek Park site dedication	0.25	Dedication	3 Dash Agr.	Pending	TBD	Roem Development	West of the West end of West Court	3
Cherryview/Russo Dr.	0.30	agrt July 03	Interim agrt.	Jul-03	TBD	ROEM Devel Corp	terminus Russo Dr	9

**Totals 124.63**